



*Plan and Zoning Commission
Staff Report*

Meeting Date: March 5th, 2019

Agenda Item: Northgate Plat 4 Final Plat
Report Date: February 27th, 2019 *ESC*
Prepared by: Kellen Gorman
Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Northgate Plat 4 Final Plat and cost participation for sidewalk oversizing along NE Trilein Drive.

Project Summary:

Northgate Plat 4 Final Plat is approximately 8.59 acres of land zoned R-3, Multiple-Family Residence District, restricted to single-family. The plat is located north of NE 54th Street, midway between N Ankeny Boulevard and NE Delaware Avenue. The development consists of 32 single-family lots and three street lots, which are portions of NE Trilein Drive, NE 56th Street, and NE 57th Street. The proposed plat is consistent with the preliminary plat approved by City Council on April 21, 2014.

Project Report:

Northgate Plat 4 proposes to extend NE Trilein Drive north from NE 55th Street. NE 56th Street and NE 57th Street will run east-west and terminate at NE Trilein Drive. Five foot sidewalks will be on both sides of all streets with the exception of an eight foot trail on the east side of NE Trilein Drive.

A ten-inch water main will run along the east side NE Trilein Drive. An eight-inch water main will run along NE 56th and NE 57th Street.

Eight inch sanitary sewer will be extended along all streets within the plat.

Storm water in this plat will flow west along the plat into a detention pond that will eventually drain into Four Mile Creek.

A Park Site Dedication Agreement is being prepared which would allow the dedication of park land at a future time. A parksite was shown on the approve Northgate West Preliminary Plat and will be dedicated during a future phase of the Northgate Development.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Northgate Plat 4 Final Plat
NAME OF OWNER: Jerry's Homes, Inc.
NAME OF DEVELOPER: Jerry's Homes, Inc.

GENERAL INFORMATION:

PLAT LOCATION: North of NE 54th Street and midway between N Ankeny Boulevard and NE Delaware Avenue
SIZE OF PLAT: 8.59
ZONING: R-3 Multiple-Family Residence District, restricted to single-family

LOTS:

NUMBER: 32 single-family detached residences
SIZE/DENSITY: 3.73 units/acre
USE: Single-family detached residences
BUILDING LINES: 30' front and 35' rear yard setbacks

PARK SITE:

PARK LAND DEDICATION: The developer has submitted a park site agreement that is consistent with previously approved Northgate Plats
NEAREST DEVELOPED PARK LOCATION: Woodland Reserve Greenway

ADJACENT LANDS:

NORTH: Vacant land
SOUTH: Northgate Plat 3
EAST: Northgate Plat 2
WEST: Vacant land

WASTE WATER:

PROJECTED FLOWS: 32 lots x 3 persons/unit x 300 gallons/day/person = 28,800 GPD
TREATMENT PLANT CAPACITY: Design 200 MGD; current daily avg. 132 MGD.
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: 18" Northern Four Mile Creek Trunk Sewer along Four Mile Creek on the south side of the development.

STORM WATER:

BASIN FLOWS: This plat lies in the Four Mile Creek Basin.

WATER SYSTEM:

PROJECTED USAGE: 8.59 acres of developable land x 3,300 GPD/acre = 28,347GPD Est.
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.9 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved by staff.